

**South Knoll Area Neighborhood Plan
Neighborhood Integrity & Community Character Element**

GOAL, STRATEGIES, AND ACTIONS FOR THE SOUTH KNOLL AREA

The **Neighborhood Integrity & Community Character** goal for the South Knoll Area is to be a neighborhood that is desired and valued for its family-friendly character with continued investment in area schools, parks, and trails; preservation of a larger-lot development pattern and eclectic architecture; and supported by effective neighborhood organizations.

Strategies have been developed to progress toward this goal. Each strategy has a series of action recommendations designed to implement the strategy.

Strategy NI&CC 1- Restore and maintain a single-family character through increased code compliance and property maintenance to lessen the impact of rental housing on the character and integrity South Knoll Area Neighborhood.

Action NI&CC 1.1 – Properties not meeting existing City codes and ordinances should be identified. The City should work with the owners of these properties to move toward compliance.

Action NI&CC1.2 – HOA and new resident digital information packet, on-line, emailed to rental registration contacts annually, and otherwise advertised City-wide.

Strategy NI&CC 2- Address the visual impact of off-street parking to lessen the impact of rental housing on the character and integrity of the South Knoll Area Neighborhood.

Action NI&CC2.1– Remove parking from... *(group undecided – will poll neighbors at final open house)*

Action NI&CC2.2– Amend the Unified Development Ordinance to limit the size of allowed parking areas within the front portion of single-family lots in the South Knoll Area, as recommended by the City's Joint Task Force on Neighborhood Parking.

Action NI&CC2.3– Amend the Unified Development Ordinance to require one parking space per bedroom for new single-family construction, with a maximum of four spaces required, as recommended by the City's Joint Task Force on Neighborhood Parking.

Strategy NI&CC 3- Ensure the Future Land Use and Character designations in the South Knoll Area create the character desired in the South Knoll Area.

Action NI&CC 3.1 – Amend the Future Land Use & Character Map for the property located on the east side of Anderson Street between Brentwood Drive and Southwest Parkway to conform to the existing General Commercial zoning.

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Action NI&CC 3.2 – Amend the Future Land Use & Character Map for the property located to the west of Angelina Ct. /Augustine Ct. to conform to the existing zoning on the property in that area.

Strategy NI&CC 4- Preserve historic resources in the South Knoll Area.

Action NI&CC4.1 –The City should work with owners of property identified for further study in the Quimby McCoy Historic Resources Survey (2008), including a specific district in the Orr Street / Winding Road area.

Action NI&CC4.2 – The City should work with owners of property identified for further study in the Quimby McCoy Historic Resources Survey (2008), including specific properties identified as potential landmarks in the South Knoll Area.

Strategy NI&CC5- Ensure future development in the South Knoll Area is in compliance with the Comprehensive Plan

Action NI&CC5.1 – Work with property owners in the Northeast corner of Welsh Avenue and Southwest Parkway to initiate a rezoning to reflect the existing land use on the properties.

Action NI&CC5.2– Work with property owners in the area of the Medina Drive & Dexter Drive area to initiate a rezoning to reflect the existing land use on the properties.

Strategy NI&CC 6- Encourage the creation of additional Neighborhood Associations and groups within the South Knoll Area and strengthen those that are existing.

Action NI&CC6.1 – Meet with existing Neighborhood Associations and existing Home Owner Associations to encourage these groups to become more active.

Action NI&CC6.2 – Meet with interested parties willing to undertake a partnership with Neighborhood Services to establish new Neighborhood Associations,

Action NI&CC6.3 – Provide staff support in the creation and leadership training for new Neighborhood Associations and HOAs.

Action NI& CC6.4 – Support and encourage the continuation of an informal or formal larger neighborhood group resulting from the connections made during the neighborhood planning process.

OTHER ITEMS:

Community Gardens

Number of unrelated in a house

Enforcement mechanism for # unrelated

Additional Codes